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AN ORDINANCE

98010

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING AND CLASSIFICATION OF CERTAIN PROPERTY.**

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**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the following described changes of zoning and classification of the following property:

**CASE NO. Z2003125 C**

**The rezoning and reclassification of property from “MF-33” Multi-Family District to  
“R-6” Residential Single-Family District on property listed as follows:**

All of NCB 12589

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All of NCB 8637, save and except Tract B, Lots 1 through 3, and the west 75 feet of Lots 4 and 5, Block 3

All of NCB 8636, save and except Lots 3 through 6, 32 and 33, Block 2

Lots 4 through 15, 17A, 17B, 36, and 43 through 45, Block 1, NCB 8635

Lots 14 through 23, Block 2, NCB 7470

All of NCB 7442

All of NCB 7475

Lots 14 through 18, Block 1, NCB 7469

All of NCB 7472

All of NCB 7473

All of NCB 7476

All of NCB 8309, save and except Lots 1 through 7, Block 21

All of NCB 8310

All of NCB 7477

All of NCB 7478

All of NCB 7479

All of NCB 7480, save and except Lots 1 and 6, Block 12

All of NCB 8862

All of NCB 7481, save and except Lot 21, Block 13  
All of NCB 7484  
All of NCB 7485  
All of NCB 8863, save and except Lots 11 and 12, Block 7  
All of NCB 7486  
All of NCB 7483, save and except Lot 2, Block 15  
All of NCB 7482, save and except Lots 5 and 6, Block 14  
All of NCB 8638, save and except Lot 1 and Lots 55 through 64, Block 4  
All of NCB 8639, save and except Lot 14, Block 5  
All of NCB 8248, save and except the west 304 feet of the south 46.7 feet of Lot 7 and the west 308.25 feet of Lot 8, Block 2  
All of NCB 8874, save and except Lots 4 through 6, Block 18  
All of NCB 8251, save and except the east 276.11 feet of the north 71.75 of Lot 8, Block 1  
Lots 4 through 22, Block 2  
All of NCB 14378  
All of NCB 14195  
All of NCB 14194  
All of NCB 13669  
All of NCB 13670  
All of NCB 13671  
All of NCB 13458, save and except Lot 24, Block 3  
All of NCB 13457  
All of NCB 13456, save and except Lot 23, Block 1  
All of NCB 8194  
All of NCB 8193  
All of NCB 8192 save and except Lots 1, 2, 21, and 22, Block 2  
All of NCB 8191 save and except Lots 1, 2, 21, and 22, Block 1  
All of NCB 8250, save and except Lots 9, 10, 24 through 26, 30, 37 through 46, Block 3  
All of NCB 8323, save and except Lots 10 through 12, Block 4.  
All of NCB 8875, save and except Lots 29, 32 through 40, Block 19  
All of NCB 16073

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-6 C” Residential Single-Family District with a Conditional Use for a Duplex on property listed as follows:**

Lots 34, 35, 41 and 42, Block 1, NCB 8635  
Lots 1 and 6, Block 12, NCB 7480  
Lot 21, Block 13, NCB 7481  
Lot 1, Block 4, NCB 8638  
Lots 4 through 6, Block 18, NCB 8874  
NCB 8250, Block 3, Lot 30

**The rezoning and reclassification of property from “MF-33” Industrial District to “R-6 C Single-Family Residential District with a Conditional Use for an eight (8) unit apartment complex on the property listed as follows:**

NCB 8251, Block 1, the east 276.11 feet of the north 71.75 of Lot 8

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-6 C” Residential Single-Family District with a Conditional Use for a Nine (9) Unit Apartment Building on property listed as follows:**

Lots 5 and 6, Block 14, NCB 7482

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-6 C” Residential Single-Family District with a Conditional Use for a Twelve (12) Unit Apartment Complex on property listed as follows:**

The west 304 feet of the south 46.7 feet of Lot 7 and the west 308.25 feet of Lot 8, Block 2, NCB 8248

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-5” Residential Single-Family District on property listed as follows:**

All of NCB 8642

All of NCB 8641, save and except Lots 12 through 17, 30, 31, and 33, Block 7

NCB 8251, Block 2, Lots 4 through 22.

**The rezoning and reclassification of property from “MF-33” Multi-Family District to “R-4” Residential Single-Family District on property listed as follows:**

All of NCB 8635, save and except Lots 1 through 15, 17A, 17B, 34 through 36, and 41 through 45

Lots 55 through 64, Block 4, NCB 8638

All of NCB 8325

All of NCB 8326

All of NCB 8327, save and except Lots 73 through 78 and Lots 1 through 3, Block 4

All of NCB 8328, save and except Lots 4 through 12, Block 4

**The rezoning and reclassification of property from “I-1” General Industrial District to “R-6” Residential Single-Family District on the property listed as follows:**

NCB 8192, Block 2, Lots 21 and 22.

**The rezoning and reclassification of property from “I-1” General Industrial District to “R-4” Residential Single-Family District on the property listed as follows:**

NCB 8327, Block 4, Lots 73 through 78  
NCB 8328, Block 4, Lots 7 through 12

**The rezoning and reclassification of property from “MF-33” Multi-Family District and “I-1” General Industrial District to “R-6” Residential Single-Family District on the property listed as follows:**

NCB 8323, Block 4, Lot 10  
NCB 8192, Block 2, Lot 2  
NCB 8191, Block 1, Lot 2  
NCB 13456, Block 1, Lot 23  
NCB 8250, Block 3, the east 126.75 feet of the north 376.49 feet of the south 383 feet of Lot 24

**The rezoning and reclassification of property from “C-2 NA” Commercial, Nonalcoholic Sales District and “I-1” General Industrial District to “R-6” Residential Single-Family District on the property listed as follows:**

NCB 8250, Block 3, Lot 54

**SECTION 2.** A map of the properties attached as Exhibit “A” is made a part hereof and is incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect, including the penalties for violations as made and provided for in Section 35-491.

**SECTION 4.** The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective immediately upon passage.

PASSED AND APPROVED THIS 14<sup>th</sup> DAY OF August 20 03

MAYOR: \_\_\_\_\_

EDWARD D. GARZA

ATTEST: \_\_\_\_\_

Gela de L. Leduon  
CITY CLERK

APPROVED AS TO FORM: \_\_\_\_\_

[Signature]  
CITY ATTORNEY